

PARK CITY MUNICIPAL CORPORATION

SOILS ORDINANCE AREA ENVIRONMENTAL MANAGEMENT SYSTEM

July 7, 2003

DRAFT

Prepared by: **Park City Municipal Corporation (PCMC)**
445 Marsac Avenue
P.O. Box 1480
Park City, Utah 84060-1480
Jeff Schoenbacher, Environmental Coordinator
(435) 615-5058
jschoenbacher@parkcity2002.com

Submitted to: **Utah Department Environmental Quality**
168 North 1950 West
Salt Lake City, UT 84114
Mo Salam, Project Manager
(801) 536-4282

United States Environmental Protection Agency
Region 8
999 18th Street
Suite 500
Denver, CO 80202
Jim Christiansen, Project Manager
(303) 312-6748

Draft

TABLE OF CONTENTS

1.0 INTRODUCTION:	1
2.0 SITE BACKGROUND	1
Figure 1 Expanded and Original Soils Ordinance Boundary	2
Figure 2 Prospector Aerial 9-23-87	4
2.1 EMS Objectives	4
3.0 Environmental Policy	5
3.1 Public Health and Environment	5
3.2 Utah Blood Lead Registry and Health Department	6
4.0 Soil Mitigation Compliance Program	6
4.1 Certificate of Compliance Program	6
Figure 3 Capped Lots Original Ordinance Area	7
Figure 4 Capped Lots within Expanded Area	8
4.2.0 Annual Lot Risk Assessment	8
Figure 3 Assessment Areas	8
4.2.1 Assessment Areas	8
4.2.2 Assessment Components	9
4.2.3 Assessment Checklist	9
4.2.4 Assessment XRF Field Sampling	10
4.3 Soil Ordinance Resident Notices	10
4.4 Lots Without Certificate of Compliance Strategy	10
5.0 Education and Public Outreach	11
5.1.0 Soils Issues	11
5.1.1 Lead Type and Associated Health Risks	11
5.1.2 Residential Best Management Practices	11
5.1.3 Landscaping Specifications	11
5.1.4 Exporting Soil Characterization and Disposal Requirements	12
5.1.5 Summit County Lead Screening Services	12
5.2 Presentation Media	12
5.3 Sampling Reports on Sampling History of Lots	12
5.4 New Residents Orientation	13
5.5 Real Estate Orientation	13
5.6 Renters Orientation	13
5.7 Lead Awareness Campaign to Local Physicians	13
6.0 Prospector Sampling Records and Data	13
6.1 Prospector Soil Tracking Contingencies	13
Tab reference	14
Tab 1 – Robert Duprey, Director of Hazardous Waste Management Division letter dated July 28 th 1988	14
Tab 2 – Chapter 15 Park City Landscaping and Maintenance of Soil Cover 11-15-1	14
Tab 3 – Area 1 Inspection Zone and Address List	14
Tab 4 – Area 2 Inspection Zone and Address List	14
Tab 5 – Area 3 Inspection Zone and Address List	14
Tab 6 – Area 4 Inspection Zone and Address List	14
Tab 7 – Area 5 Inspection Zone and Street List	14

Draft

Tab 8 – Area 6 Inspection Zone and Street List.....	14
Tab 9 – EMS Inspection Checklist	14
Tab 10 – Resident Lot Sample Report	14
Tab 11 – Landscaping Specifications	14
Tab 12 – EPA and PCMC Educational Lead Awareness Pamphlet (Has yet to be developed).....	14
Tab 13 – Soils Ordinance Boundary Map	14
Tab 14 – Expanded Area Lots that have been sampled.....	14
Tab 15 – Stakeholder Distribution List.....	14

Draft

1.0 INTRODUCTION:

In a cooperative effort with the Utah Department of Environmental Quality (UDEQ) and the United States Environmental Protection Agency (USEPA), Park City Municipal Corporation (PCMC) has agreed to the implementation of an Environmental Management System (EMS) to further protect human health and the environment within the Soils Ordinance Area. As a result the goal for the EMS is to define the environmental procedures, standards, education, and controls for protecting the sites long-term integrity and the residents residing within the area. To fulfill that goal the EMS is broken down into the following four functions:

- Environmental Policy
- Soil Mitigation Compliance Program
- Education and Public Outreach
- Records and Data Management Systems

The implementation of these components will represent a systematic approach that fulfills the long-term concerns of UDEQ and USEPA, while also offering a practical yet achievable program that can be administered by PCMC and the Soil Ordinance residents.

2.0 SITE BACKGROUND

USEPA and the UDEQ have been investigating and evaluating mine sites within the Park City area since the early 1980's. During these evaluations, Silver Creek Tailings Site now known as Prospector Square was investigated to determine the potential environmental impacts. As a result, USEPA proposed listing the Prospector Square area on the National Priorities List (NPL) in 1985. This resulted in a controversial scenario with the community, since much of Prospector Square was being developed into a residential subdivision within the city. USEPA's concerns with the development of the area were based on exposure risks of residential households being situated within an area known to contain mine tailing waste. The hazardous constituents of concern that were known to be within the mine tailing waste are lead, arsenic, and cadmium.

The proposal to list the Site on the National Priority List (NPL) generated a great deal of controversy within the community. PCMC and most city residents were opposed to NPL listing, while EPA maintained the site should be NPL listed. Furthermore, PCMC believed the situation at Prospector presented only minimal risks and could be remedied with local corrective actions resulting in the city capping vacant properties in 1985. Also, during this time, PCMC sought congressional intervention to ensure the site was not listed on the NPL. As a result, a line item was included in the 1986 SARA amendments (Section 120 pg. 666), which removed the site from consideration from the NPL and precluded future considerations to the NPL unless significant new information was discovered. The following is the language contained within the SARA amendment:

(p) SILVER CREEK TAILINGS.—Effective with the date of enactment of this Act, the facility listed in Group 7 in EPA National Priorities List Update #4 (50 Federal Register 37956, September 18, 1985), the site in Park City, Utah, which is located on tailings from noncoal mining operations, shall be deemed removed from the list of sites recommended for inclusion on the National Priorities List,

Draft

unless the President determines upon site specific data not used in the proposed listing of such facility, that the facility meets requirements of the Hazard Ranking System or any revised Hazard Ranking System.

To allay the controversy and seek consensus based technical information regarding the situation at Prospector, PCMC, EPA, and UDEQ developed a series of scientific studies that focused on air, water, and health. These studies were very broad with ATSDR conducting the health and blood lead assessment, USEPA conducting the ambient air study, and UDEQ/USGS conducting ground and surface water quality study. While these studies were being conducted, PCMC also began developing a local ordinance to ensure effective capping of the area. These actions culminated in 1988 with two EPA letters giving qualified approval of PCMC proposal for a local ordinance (included at Tab 1) and the subsequent enacting of the ordinance.

In general, the Landscaping and Soil Maintenance Cover requirements mandated a 6-inch "clean top soil" cap for the Prospector lots. Furthermore, an action level for capping a lot was established at 1000 ppm for "existing development" and "new construction" in addition to imported fill an action level of 200 ppm was adopted. In addition, the ordinance required the maintenance of vegetation and landscaping standards in order to maintain the cap and contain underlying mine related material. The general objective of these measures was to isolate potentially contaminated material from the surface and to minimize direct contact. Figure 1 represents the Expanded and Original Soils Ordinance Boundary within Park City.

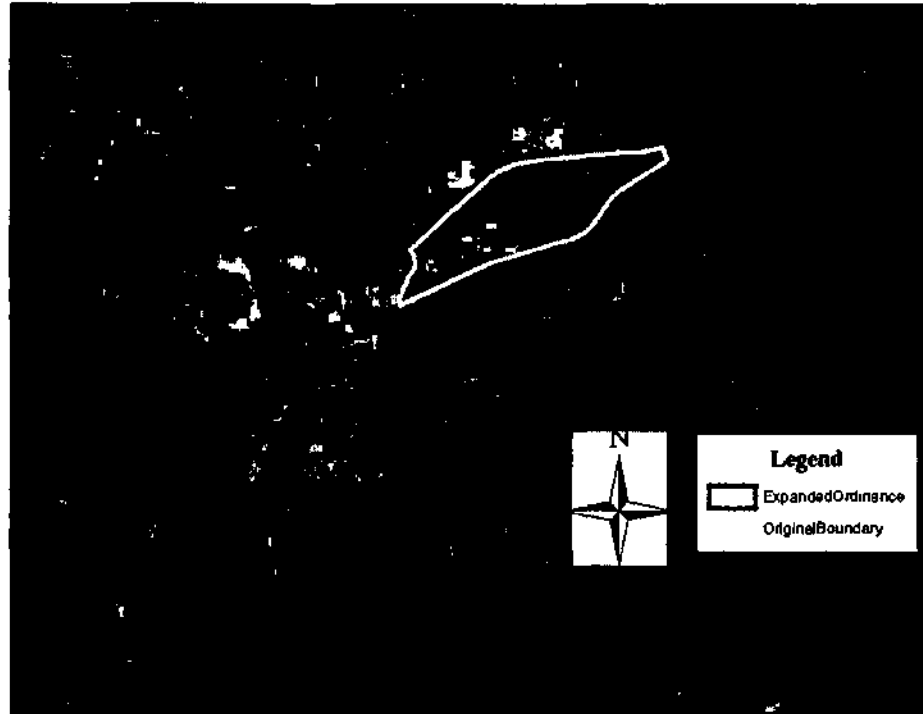


Figure 1 Expanded and Original Soils Ordinance Boundary¹

Over the years, USEPA has been reluctant to fully accept the PCMC Ordinance Strategy, though

¹ Tab 13 Contains the Soils Ordinance Map

Draft

EPA has consistently given qualified approval to the approach. USEPA has kept the issue under review, due primarily to concerns with the long-term commitments of the Ordinance and a lack of strong supporting data to validate the effectiveness of the Ordinance. However, in a cooperative effort, PCMC, USEPA and others are now seeking to alleviate those concerns and further strengthen the Ordinance.

Since the inception of the ordinance program, the area has been developed and the majority of the properties have been sampled and capped. The City has also devoted a great deal of resources to the effort, which has resulted in the concept being increasingly effective at managing and enforcing the ordinance. Examples of these resources include the hiring of a full time environmental coordinator to administer the ordinance, absorbing soil sampling costs, educational resources, and computer hardware and applications for analyzing environmental trends. It should also be noted that PCMC requires Building Inspectors and Code Enforcement personnel to assist with enforcing the ordinance requirements. More importantly, property owners have spent thousands of dollars per property to install the cap and other controls to minimize the risks². The average cost to cap a lot with minimal landscaping aesthetics is \$3,000.00 per lot, which is an expense that the property owner incurs. In addition, the Prospector Park Home Owners Association has also played a very important role in raising awareness and educating residents residing within the neighborhood. The HOA organization also assists the city in enforcement and oversight for addressing issues that may arise related to cap integrity and ordinance infractions. With the full implementation of the original ordinance program, PCMC has expanded the area to encompass a larger region of the city known for historical mining activity. This area is known as Park City's "Expanded Soils Ordinance Area" and the boundaries are defined in green³.

PCMC is proposing to implement an Environmental Management System (EMS) to further strengthen the Soils Ordinance Program on a long-term basis. In order for the EMS to be successful and meet the expectations of all stakeholders, the program will have to be mutually agreed upon and contributed by all. Furthermore, PCMC and the Prospector residents recognize the EMS's obligations regarding active participation in the program if it is to be successful. It is PCMC and the residents desire with the implementation of this long-term program that the Silver Creek Tailings Site be archived from CERCLIS.

² Figure 2 Represents an Arial Photo of Prospector (9/23/87).

³ See Figure 1 for boundaries.

Draft



Figure 2 Prospector Arial 9-23-87

25 sampled/not
complied

2.1 EMS Objectives

The implementation of the EMS will seek to fulfill the following objectives:

➤ *Strengthen Ordinance*

Within this proposal PCMC intends to strengthen the ordinance with uniform enforcement for all properties within the soils district. This includes the identification of lots with known elevated levels of lead that have not been capped. These properties have been provided with two notices and are required to be capped by December 2003. Also defined within this proposal is making non-compliant property owners subject to Class B Criminal Misdemeanor charges and legal enforcement. In addition, PCMC also offers within this proposal property owner's incentive such as free soil testing for site characterization and cap compliance verification.

➤ *Annual Curb Side Risk Assessment*

→ why sampling voluntary but
curbside mandatory?

The annual risk assessment is a long-term commitment to evaluate properties residing within the soils district for environmental and human health risks. The proposed assessment will be conducted on an annual basis for specific zones within the district. A component of the assessment will be conducting voluntary XRF field screening samples for lots that are capped within each area. The purpose of this sampling is to verify that the cap has adequately contained underlying soils that potentially could be impacted by elevated levels of heavy metals. This data will be archived and evaluated to determine if the ordinance is effective in providing a barrier between residents and the impacted soils.

➤ *Public Education*

This section is intended to increase lead exposure awareness for property owners within the district and the practices that can be employed to minimize exposure. In addition, property

→ Need to work out criteria if
→ Voluntary approach is taken
→ Voluntary = biased
→ voluntary = notification required
@ time of sale

Draft

owners will be informed of the underlying levels of lead contained on their lot and the importance of maintaining the cap. This is an expansion of the PCMC Ordinance as it covers a broad spectrum of residents as well as outreach to local physicians.

➤ *Assurances On Soils Destine for Disposal*

Within this EMS are controls that will be installed for assuring soils that are being transported outside the soils district are disposed of accordingly. This will minimize the scenario of soils being disposed of improperly.

➤ *Annual Review and Reporting*

The EMS contains annual reporting requirements on the assessment results and reviewing the overall progress of the program after 5 years of implementation.

3.0 ENVIRONMENTAL POLICY

The purpose of this section is to document PCMC position on all of the environmental issues that reside within the Soils Ordinance area. The policy set forth will support the EMS protocol and be the long-term strategy for the area in order to minimize human and environmental risks.

3.1 *Public Health and Environment*

Park City acknowledges the community's vital interests in protecting its citizens' health and safety and preserving its natural resources. The City similarly wishes to address the City's environmental legacy as an historic mining community while retaining its world-class resort amenities, which are undeniably linked to the beauty, scenic attributes, and overall environmental quality of this mountain community. Park City therefore desires to become a leader in municipal environmental performance.

These goals must be integrated with other vital interests committed to by the City, including viable economic redevelopment; affordable housing; the cost-effective, safe and efficient delivery and operation of city services that meet public needs; and limited fiscal resources. To ensure that these public interests are balanced in a manner that provides the greatest opportunity for local citizen input and decision-making, the City desires to be the lead agency in responding to on-going environmental management and remediation efforts required in the area of the City, which is subject to the Park City Landscaping and Maintenance of Soil Cover Ordinance. Legal obligations in these matters are established by applicable laws and regulations; this Policy Statement is not intended to create further or additional requirements. To support the performance of the City's responsibilities and undertakings, the City Council hereby commits the City:

To implement and maintain an environmental management system that embraces all the City's responsibilities as set forth in herein and in the General Plan to protect the public health and environment. To comply with all environmental laws and regulations applicable to our utilities, property and public services;

- To assure that employees of the City receive training appropriate to their functions

Draft

concerning the City's environmental responsibilities;

- To improve and foster communication with residents, tenants, realtors, contractors, property owners, service providers, other government agencies and other participants in the City's work program for these management practices and compliance requirements established to further the aims of this Policy Statement;
- To encourage employees and all other citizens to communicate with the City about ways to increase the effectiveness of City's practices supporting its mission of environmental stewardship;
- To make every reasonable effort to also protect the cultural and historic resources of the City.

3.2 Utah Blood Lead Registry and Health Department

PCMC position on blood lead screening and monitoring is that this task is managed adequately through the Utah Department of Health, Division of Epidemiology and Laboratory Services. Through this department a program was developed with the intent of protecting the health of Utah citizens by identifying and controlling environmental health hazards. The Utah Blood Lead Registry (UBLR) is a database containing the test results of blood lead tests performed on adults and children who live in Utah. The UBLR was started in 1990 and is currently maintained by the Health Department. Under Utah Administrative Rule 386-703 (Injury Reporting Rule), Utah laboratories performing blood lead tests are required to report the results of those tests. Currently the reportable level in Utah is 10 micrograms of lead per deciliter of blood. Originally, the UBLR received only reports on adults with elevated blood lead levels. In 1996, EEP started collecting data on children as well as adults. The UBLR is currently used in two comprehensive ongoing studies of blood lead poisoning in Utah. Since 1996, there has only been one reportable test exceedance related to PCMC that was reported to the registry, which was in the age group of 0-72 months. Furthermore, it is believed that this particular incident was related to lead base paint and not lead soils ingestion. As a result, PCMC believes that this is further validation that the ordinance is working as intended to minimize heavy metal ingestion with the residence of the community.

EPA?

4.0 SOIL MITIGATION COMPLIANCE PROGRAM

The purpose of this section is to further define PCMC commitment to the soil mitigation program and to strengthen it through additional language in order to address the long-term commitment. PCMC annual goal with the program is to pursue the objective of capping 15 lots with "clean top-soil" until all areas within the ordinance boundaries are capped. The purpose of the Ordinance is to require a mandatory cap on property residing within the district to isolate soil impacted from historic mining activity. Of course the primary reason for requiring the mandatory cap is to provide a barrier that adequately prevents the ingestion of soils potentially impacted with heavy metals.

4.1 Certificate of Compliance Program

As previously stated PCMC is seeking to cap the properties within the Expanded and Original Soils Ordinance Boundaries. During this time period PCMC will offer free testing of any

Draft

residential lots within the regulated area. The testing would also be available for those residents that desire to have their lot tested to determine the compliance status of the property without the cap. Figure 3 represents lots that have been capped and remain in compliance within the original Prospector area. The lots identified in red are capped lots that have analytical results associated with the current compliance status. The remaining black lots are units that have yet to be capped and sampled.

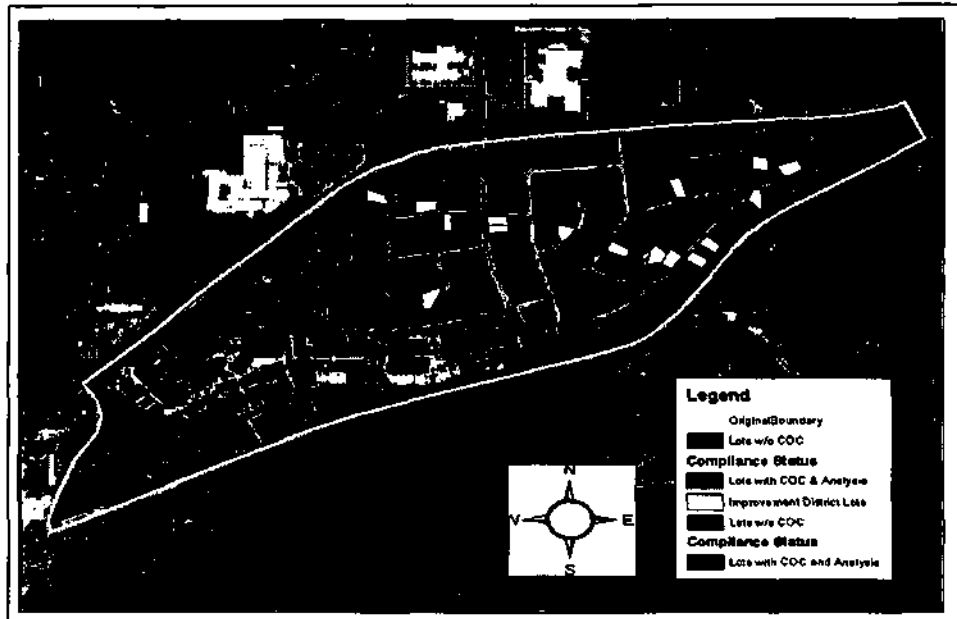
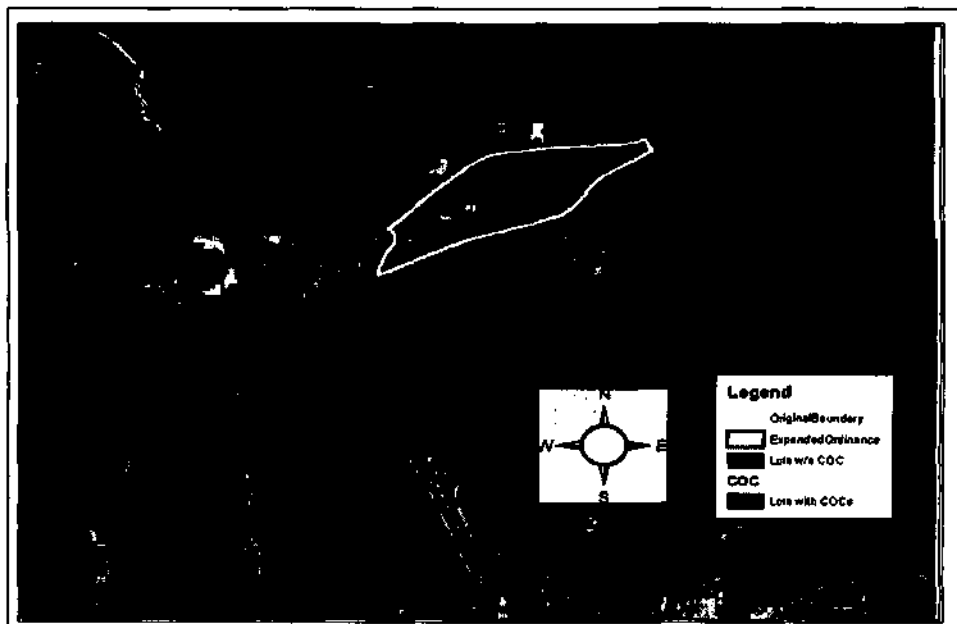


Figure 3 Capped Lots Original Ordinance Area

Regarding the lots that have been currently capped within the Expanded Ordinance Area, Figure 4 represents these properties that have "Certificate of Compliance" documentation. Properties outside the boundaries identified in red, represent property owners that conducted the sampling as a precaution due to the close proximity of the boundary.



Draft

Figure 4 Capped Lots within Expanded Area⁴

4.2.0 Annual Lot Risk Assessment

The purpose of the annual risk assessment is to evaluate the Ordinance areas for certain human and environmental risk factors that could increase exposure. In addition, the assessment will provide PCMC the opportunity to monitor and verify that the proposed institutional controls are being complied with on a per lot basis. The discovery of situations that pose an increase exposure risk would require the property owner to implement corrective actions within a reasonable time period. Park City would institute ordinance language that would reinforce mandatory corrective actions and a reasonable time period for completion. **Continued non-compliance and refusal to implement corrective actives would be classified as a Class B Criminal Misdemeanor.** The ordinance would require follow-up procedures on non-compliant properties in order to verify that the situation was remedied. PCMC and a Home Owners Association representative in addition to a regulatory representative would represent the assessment team. If a regulatory representative (UDEQ or USEPA) could not participate in the assessment the PCMC and Home Owners Association representative would complete the assessment and provide the report to the regulatory representative of the findings. The frequency of the assessment has yet to be decided on by the Soils Stakeholders Committee, when a mutual acceptance is determined it will be written into the plan.

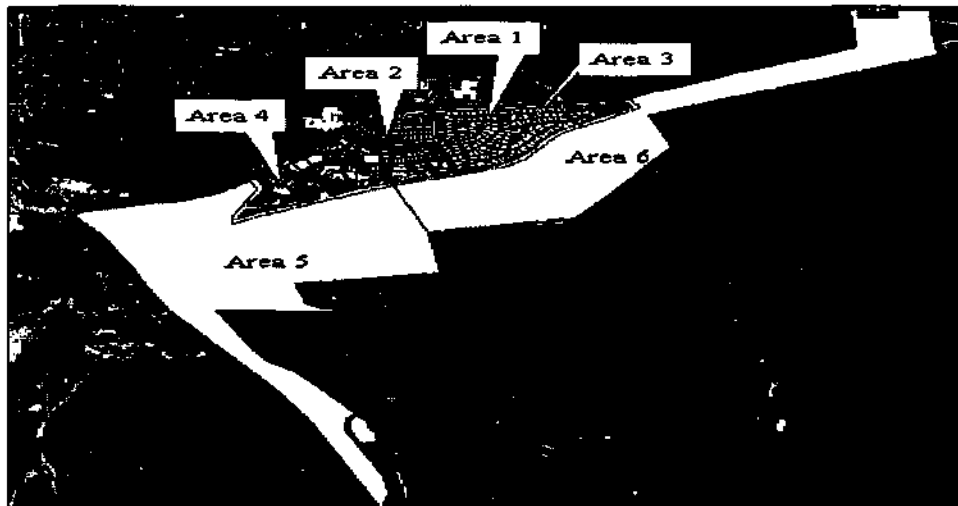


Figure 3 Assessment Areas

4.2.1 Assessment Areas

In order to conduct a comprehensive annual assessment the areas will be divided into 6 Areas. Since Areas 5 and 6 are within the expanded area, these properties have yet to be digitized and inventoried. However, as the lots are sampled these properties will be digitized and plotted for historical purposes.

Draft

Figure 3 represents the assessment areas and the streets within these boundaries have been identified in the following table:

Area 1 and Streets ⁵	Area 2 and Streets ⁶	Area 3 and Streets ⁷	Area 4 and Streets ⁸	Area 5 and Streets ⁹	Area 6 and Streets ¹⁰
Comstock	Monarch	Belle Starr	Sidewinder	Expanded Area	Expanded Area
Little Bessie	Little Bessie	Geronimo Court	Gold Dust Lane	Refer to Tab 8	Refer to Tab 9
Samuel Colt	Ina Avenue	Annie Oakley	Prospector Avenue		
Sidewinder	Sunrise Circle	Lily Langtry Court	Poison Creek Lane		
Buffalo Bill	Comstock	Wyatt Earp Way	Bonanza Drive		
Butch Cassidy	Calumet Court	Kearns	Kearns		
Wyatt Earp Way	Kearns				
Cochise Court					
Kearns					

4.2.2 Assessment Components

The assessment would focus on the following components:

- Inspections of capped lots to ensure the integrity of the cap is being maintained.
- Inspection of the vegetation or other controls (i.e. rock, pavement) for maintaining the cap.
- Evaluate the potential of soils migrating off location and impacting surface waters.
- Landscaping or other activities that intrude on the cap.
- XRF Field Sampling for front and back yard.

4.2.3 Assessment Checklist¹¹

While conducting the assessment a comprehensive checklist will be completed to document the results of the inspection. The report will be retained in PCMC Environmental Department and would be made available to regulatory agencies upon request. Furthermore, the results will be entered into Park City's Environmental Database in order to maintain a historical perspective of the assessments. Lots that are deemed to be out of compliance with the ordinance would be given a copy of the checklist and a notice regarding the issues that resulted in the loss of compliance.

⁵ Refer to Tab 3 for specific lots.

⁶ Refer to Tab 4 for specific lots.

⁷ Refer to Tab 5 for specific lots.

⁸ Refer to Tab 6 for specific lots.

⁹ Refer to Tab 8 for streets within area.

¹⁰ Refer to Tab 9 for streets within area.

¹¹ Tab 7 Contains the Proposed Checklist

Draft

→ Details of sampling strategy → depth? composites?

4.2.4 Assessment XRF Field Sampling

In an effort to obtain verification data to determine if the cap has been effective in containing underlying material, a voluntary field-sampling program will be offered to existing and new property owners. The sampling will be conducted during the assessment and will be scheduled the winter prior to completing the area. For those property owners that agree to the sampling, samples will be procured from the front and back yard and analyzed with a portable x-ray fluorescence (XRF) instrumentation. Results will be compiled and placed within a database as a record for each property sampled. Furthermore, the results will be supplied to the property owner for awareness. In the event, the results exceed 1000-ppm total lead, the sample will be submitted to a state certified laboratory and analyzed for total lead under Method SW-846 6010. If the results are verified by the state certified laboratory, the property will be evaluated to determine the exposure risk (i.e. grass lawn v.s. non-vegetated). Only if the exposure is determined to be minimal due to adequate vegetation or some other acceptable barrier, no corrective actions will be required. However, if the lot does exhibit lead exposure risks because of neglect, corrective actions will have to be employed by that property owner. Currently, the ordinance requires that the cap be maintained; the assessment will result in further identification of properties that require corrective actions. It should be noted that this is a very important component to the EMS as it will be used by USEPA for determining if the cap has been effective, thereby justifying the removal of this site from CERCLIS. As a result, participation by property owners to volunteer their property for screening is essential. In order to develop a valid data set each area will need a substantial amount of volunteers for the soil screening. Before the assessment is done the property owners within the respective area will be contacted and asked for permission to conduct the XRF sampling. When the assessment is being done those property owners that have agreed to the XRF sampling, and have a cap installed, will be evaluated. Lastly, potential new owners that are looking to purchase a home within the ordinance boundary will be able to have the lot XRF screened as a service by Park City.

→ unacceptable
> 1000 ppm
should
require
action

4.3 Soil Ordinance Resident Notices¹²

→ ongoing?

Residents of the Soil Ordinance area would be given literatures of the exposure of heavy metals and a sampling report of the sampling activity that has been conducted on the lot. The purpose of this notice is to increase the public awareness and conveying why the maintenance of the cap is mandatory.

4.4 Lots Without Certificate of Compliance Strategy

PCMC will pursue the goal of capping 15 properties per year. The capping goal will be achieved by contacting property owners, to inform them of the status while also informing them of the benefits of capping the lot. In addition, for those that have the desire to verify the property's current compliance, PCMC will offer compliance sampling at no charge. The offer would be available for owners that would like to know the status of the lot and for those that have capped and want validation. Refer to Figure 2, lots projected in black are absent the "Certificate of Compliance" and have not been sampled nor capped. Lastly, any lots that currently have analytical on file that exceed the ordinance and have yet to be capped will be required to do so by December 2003. In the event the property is not capped after that date the city will seek to enforce the ordinance within the courts.

Draft

5.0 EDUCATION AND PUBLIC OUTREACH

A very important component of this EMS is public awareness; therefore PCMC will design educational materials to facilitate residents residing within the Ordinance area learning about what they can do to protect their families, and themselves, from the dangers of lead. This training will be presented within brochures¹³, videos, and other media in order to increase awareness to the public residing within the Ordinance area.

5.1.0 Soils Issues

The awareness campaign will include informing the public of Park City's mining history and the by-products that were generated from this activity. In addition, the training program will explain the amounts of lead that could be found within the soils in the Soils Ordinance Area. This component will explain the ordinance controls for controlling and minimizing lead impacted soils.

5.1.1 Lead Type and Associated Health Risks

The training and awareness program will also address the health risks of ingesting lead media. This portion of the training will include defining the symptoms, affects, and health risks posed by lead poisoning.

5.1.2 Residential Best Management Practices

Best Management Practices will be specified within the training to make the public aware of how the risk can be reduced. The training module would include the following:

- Importance of maintaining the cap.
- Minimize exposed soil areas.
- Replacing soils back into excavations and capped with clean topsoil.
- Vegetation importance.
- Prohibits infants from eating soils or playing in dirt.
- After any type of landscaping activity wash hands and clothes thoroughly.
- Avoid the tracking of boots after yard work within the living area of the house.
- The washing of any fruits or vegetables produced from a garden.

5.1.3 Landscaping Specifications¹⁴

This portion of the training would include PCMC's landscaping specifications. The following would be included within the description of this module:

- Landscaping and gardening above grade.
- Landscaping and gardening below grade.
- Specification for planting of trees or shrubs.
- Removing potentially regulated soils from the lots.

13 Tab 10 Lead Management Strategies for Prospector Homeowners

14 Tab 9 Represents Park City Landscaping Specifications

Draft

5.1.4 Exporting Soil Characterization and Disposal Requirements

This section would include explaining potential regulatory authority, in the event an owner decides to remove soil from the property. It would include the explanation of Resource Conservation and Recovery Act and how soils being removed off location could be potentially regulated under this law. Furthermore, additional information will be provided on the landfills permitted to accept this material.

5.1.5 Summit County Lead Screening Services

Summit County does provide free lead screening for adults and parents who wish to test their children for blood lead. As a result the Educational Component will include making parents aware of this service and the locations in which the testing can be done. Summit County works very closely with the Utah State Health Department and the Utah Blood Lead Registry. Park City within this EMS will propose to pay for the blood lead test for children meeting the following eligibility:

- Resident within the Ordinance Boundaries for 1 year.
- Have not traveled out of the country for 6 months.

For parents that wish to test their children for blood lead, PCMC will agree to reimburse them for the testing providing the results are supplied to the City and entered into a database for an historical perspective. In the event of a high-test result, PCMC will work cooperatively with Summit County and the State Health Department to discover the origin of the lead. PCMC will rely on the Utah Department of Health and Summit County contingency program for investigating blood lead contact scenarios. PCMC will make residents aware of the testing program and the locations where the test can be conducted.

5.2 Presentation Media

The presentation of this information could be conveyed in the following media formats:

- Internet (www.parkcity2002.com)
- Informational Pamphlets and Brochures.
- Conveyed by Real Estate Agents.
- Library
- City Hall
- Building and Planning Departments.

→ Mandatory Disclosure?
Addresses concern of
new buyers

5.3 Sampling Reports on Sampling History of Lots¹⁵

For the assessment areas, which are inspected, the property owners will be given an historical report that documents the lot's compliance history. This information would include sampling events, which occurred before the lot was capped and after the lot was capped. Furthermore, this report would also include the associated health risks with the underlying constituents contained by the cap. In addition, the report would identify locations for blood lead testing services.

Draft

5.4 *New Residents Orientation*

Real Estate agents will be given a comprehensive brochure to provide new residents with all health risks, environmental, and ordinance issues that exist within the Ordinance Area.

5.5 *Real Estate Orientation*

Real Estate owners would be provided with an annual workshop to make them aware of the ordinance and regulatory standards. Informational brochures would be presented at the workshop with the intent of the information being conveyed to potential homeowners.

5.6 *Renters Orientation*

Properties that are currently being rented will be given educational informational material to increase awareness. This information will be an addendum to a lease agreement and will specify the Ordinance requirements for the unit they are renting.

5.7 *Lead Awareness Campaign to Local Physicians*

Local physicians will be contacted and provided with information on the historical mining impacts of the area and the potential of lead exposure to children. They will be encouraged to test for blood lead on children in addition to utilizing the State Blood Registry as a reporting mechanism.

6.0 PROSPECTOR SAMPLING RECORDS AND DATA

PCMC will develop a comprehensive database to track lot compliance and analytical results. The Environmental Department will maintain this database and generate an annual report to regulatory agencies requesting information.

6.1 *Prospector Soil Tracking Contingencies*

In order to minimize the risks of the improper disposal of soils exhibiting elevated levels of lead, the Park City Building Department will add to the plan checklist the requirement of a "Disposal Facility Acceptance Letter". During the plan check for projects within the Ordinance area, if it appears soils are going to be generated during the construction this letter will be required to validate proper disposal. Upon receiving this documentation the property will be eligible for "Certificate of Occupancy". Currently, the ordinance requires generated soils that exceed 1000-ppm lead be managed and disposed of as a hazardous waste. Nonetheless, Park City believes that soils exhibiting these characteristics should also have documentation that verifies the material is disposed of within a permitted landfill. It should also be noted that for the property to be eligible for the "Certificate of Occupancy" cap compliance must be verified by Park City by sampling and gauging the depth of the cap. In the event, the cap is compliant a "Certificate of Compliance" is issued for the property.

Draft

TAB REFERENCE

Tab 1 – Robert Duprey, Director of Hazardous Waste Management Division letter dated July 28th 1988

Tab 2 – Chapter 15 Park City Landscaping and Maintenance of Soil Cover 11-15-1

Tab 3 – Area 1 Inspection Zone and Address List

Tab 4 – Area 2 Inspection Zone and Address List

Tab 5 – Area 3 Inspection Zone and Address List

Tab 6 – Area 4 Inspection Zone and Address List

Tab 7 – Area 5 Inspection Zone and Street List

Tab 8 – Area 6 Inspection Zone and Street List

Tab 9 – EMS Inspection Checklist

Tab 10 – Resident Lot Sample Report

Tab 11 – Landscaping Specifications

Tab 12 – EPA and PCMC Educational Lead Awareness Pamphlet (Has yet to be developed)

Tab 13 – Soils Ordinance Boundary Map

Tab 14 – Expanded Area Lots that have been sampled.

Tab 15 – Stakeholder Distribution List